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September 12, 2025

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Applications for the construction of eleven new single-family houses at 1457, 1478, 1482, 1716, 1723, 1724, 1731, and 1737 Fischer and 1564, 1591, and 1595 Belvidere in the East Village Amended Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)

The office of the City Clerk forwarded to the City Planning Commission (CPC) eleven applications requesting a 15-year Neighborhood Enterprise Zone (NEZ) certificate for the construction of eleven single-family houses located at 1457, 1478, 1482, 1716, 1723, 1724, 1731, and 1737 Fischer and 1564, 1591, and 1595 Belvidere.

The petitioner for the certificates is GWH 2025 LLC; the developer for the project is Greatwater Homes, a venture of Greatwater Opportunity Capital. Greatwater indicates that since 2014, the members of Greatwater Opportunity Capital have acquired, rehabilitated, and leased over one million square feet of multifamily residential, commercial, and vacant land in Detroit neighborhoods.

The proposed project is to continue building single-family houses in the East Village neighborhood. The subject properties are on the east and west sides of Fischer Avenue south of Kercheval and on the east and west sides of Belvidere (which is 4 blocks east of Fischer). Please see the maps below for reference.

The petitioner indicates there are four potential layouts to choose from. The houses will range in size from 1,00 to 1,850 square feet depending on the final number of bedrooms and bathrooms selected by the homeowner. The total costs and sales prices are shown in the table below.

Unit	Square Footage	# Bedrooms	Unit cost to build	Estimated sale price
Buyer Customized	1,000-1,850	2-4	\$275,000-\$425,000	\$350,000-\$550,000

Regarding parking, the petitioner indicates detached garages will be built off of the rear alleyways and are part of the sale price. Regarding accessibility, the developer indicates it will customize ADA access to the ground floor if requested by a buyer. Regarding the price, the developer notes the homes are market rate designed to be more affordable to a wide range of buyers due to design choices, energy efficiency features better than required by code to reduce

utility expenses, and the NEZ. When ordering a home, buyers can choose the size of home they want, and the upgrades they'd like (such as nicer flooring, etc.) so they can design their home at a price that works for them.

The subject properties have been confirmed as being within the boundaries of the East Village Amended NEZ, which was established by City Council on January 11, 2005, and should be eligible for NEZ certificates under the State NEZ Act (Act 147 of 1992) as currently written.

The petitioner submitted the NEZ certificate applications dated April 10, 2025, to the City Clerk, and applied for building permits for 8 of the 11 houses in June and July 2025. The NEZ Act (Act 147 of 1992) states the applications must be filed before (or within 6 months after) a building permit is issued.

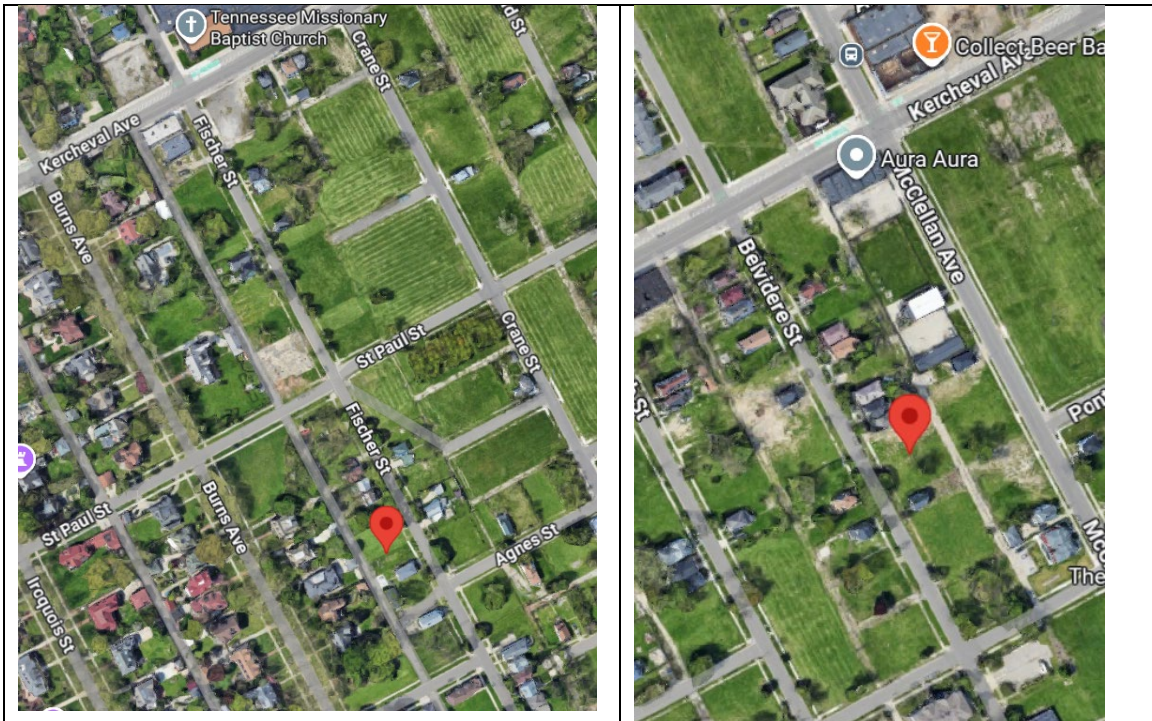
CPC staff have reviewed the applications and recommend approval. Attached is a resolution for Your consideration. Please contact our office should you have any questions.

Respectfully submitted,



Marcell R. Todd, Jr., Director CPC
Christopher J. Gulock, Deputy Director CPC

cc: Angela Jones, City Clerk



The Bellaire
Elevation Options

GREATWATER
HOME



Cottage



Colonial Revival



Craftsman

The Charlevoix
Elevation Options

GREATWATER
HOME



Cottage



Colonial Revival



Craftsman

Elevation options are conceptual & may vary slightly from home to home.

9/21/18

Resolution

By Council Member _____

WHEREAS, Michigan Public Act 147 of 1992 allows the local legislative body to establish Neighborhood Enterprise Zones for the purpose of providing exemption from ad valorem property taxes, and the imposition of specific tax in lieu of ad valorem taxes; and

WHEREAS, The Detroit City Council has established a Neighborhood Enterprise Zone for the following area, in the manner required by and pursuant to Public Act 147 of 1992.

NOW, THEREFORE, BE IT RESOLVED, That the Detroit City Council approves the submission of the applications to the State Tax Commission, and, if applicable, the City Council concurs with the issuance of the certificate if the application was filed not more than 6 months after the date of the issuance of a building permit for the facility.

BE IT FINALLY RESOLVED, That the Detroit City Council approves the following for receipt of a Neighborhood Enterprise Zone Certificates for a fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
East Village Amended	1457 Fischer	25-023
East Village Amended	1478 Fischer	25-024
East Village Amended	1482 Fischer	25-025
East Village Amended	1716 Fischer	25-026
East Village Amended	1723 Fischer	25-027
East Village Amended	1724 Fischer	25-028
East Village Amended	1731 Fischer	25-029
East Village Amended	1737 Fischer	25-030
East Village Amended	1564 Belvidere	25-031
East Village Amended	1591 Belvidere	25-032
East Village Amended	1595 Belvidere	25-033